

011.A

0001

0520.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

458,800 / 458,800

USE VALUE:

458,800 / 458,800

ASSESSED:

458,800 / 458,800


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Owner 1:	BRENTWOOD REALTY PARTNERS LL	Unit #:	520
Owner 2:			
Owner 3:			
Street 1:	60 PLEASANT ST #G12		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N
Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N
Postal: 02476 Type:

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 902 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	458,800			458,800		149681
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT								Parcel ID	011.A-0001-0520.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	458,800	0	.	.	458,800	Year end	12/23/2021			
2021	102	FV	452,200	0	.	.	452,200	Year End Roll	12/10/2020			
2020	102	FV	439,100	0	.	.	439,100	439,100 Year End Roll	12/18/2019			
2019	102	FV	369,900	0	.	.	369,900	369,900 Year End Roll	1/3/2019			
2018	102	FV	304,200	0	.	.	304,200	304,200 Year End Roll	12/20/2017			
2017	102	FV	282,300	0	.	.	282,300	282,300 Year End Roll	1/3/2017			
2016	102	FV	282,300	0	.	.	282,300	282,300 Year End	1/4/2016			
2015	102	FV	253,800	0	.	.	253,800	253,800 Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots		12,465,000	No	No							
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots		99	No	No							
	18071-350		4/1/1987				No	No	N						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/11/2017										Measured	DGM	D Mann					
5/6/2000											197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.											
Sty Ht: 5	- 5 Story			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:														
Foundation: 1 - Concrete				A 3QBth: 1	Rating:														
Frame: 2 - Steel				1/2 Bath: 1	Rating:														
Prime Wall: 8 - Brick Veneer				A HBth: 1	Rating:														
Sec Wall: 1		%		OthrFix: 1	Rating:														
Roof Struct: 4 - Flat				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1											
Color: BRICK				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir: V - Very Good				Frl: 1	Rating:			Other											
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper											
Grade: C - Average								Lvl 2											
Year Blt: 1971		Eff Yr Blt:						Lvl 1											
Alt LUC:		Alt %:						Lower											
Jurisdict:		Fact: .						Totals				RMS: 4	BRs: 2	Baths: 1	HB				
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV - Average	28. %			Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster				Functional:	%			Interior:	1	4	2	1							
Sec Int Wall: 1 %				Economic:	%			Additions:											
Partition: T - Typical				Special:	%			Kitchen:											
Prim Floors: 4 - Carpet				Override:	%			Baths:											
Sec Floors: 1 %				Total: 28.8 %			Plumbing:												
Bsmnt Flr:							Electric:												
Subfloor:							Heating:												
Bsmnt Gar:							General:												
Electric: 3 - Typical							Totals				1	4	2						
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 3 - Electric																			
Heat Type: 6 - Elec Base/B																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS				PARCEL ID 011.A-0001-0520.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							